

East Lancashire Paper Mill, Radcliffe

Condition 41 – Parking Strategy

Client:	Morris Homes	Job No:	327112
Date:	16 November 2022	File Name:	TN01 v1.0
Prepared by:	RW	Approved by:	ME

1. Introduction

1.1.1 This Technical Note (TN) has been produced by Mode Transport Planning ('Mode'), on behalf of Morris Homes, to review Condition 41 attached to the planning permission (ref: 67597) for the residential development on the former East Lancashire Paper Mill site in Radcliffe, Bury.

1.1.2 Planning consent for the development was granted on 18th December 2018.

1.1.3 Condition 41 states that:

"As part of the reserved matters for 'siting', a scheme for a parking strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority, incorporating the implementation of a resident's parking scheme to mitigate the site's proximity to the Radcliffe Metrolink Station. The approved scheme only shall be implemented.

Reason. To ensure adequate and appropriate levels of car parking are incorporated into the development and pursuant to UDP Policy H2/2 - The Layout of New Residential Development."

1.1.4 It is understood that, at the time planning consent was granted, Bury Council were seeking some form of residents parking scheme to control any overspill parking within the development from the Radcliffe Metrolink Station.

1.1.5 However, subsequently there have been changes to the parking capacity at the station and it is also understood that Bury Council are uncertain around the details which led to Condition 41 being required.

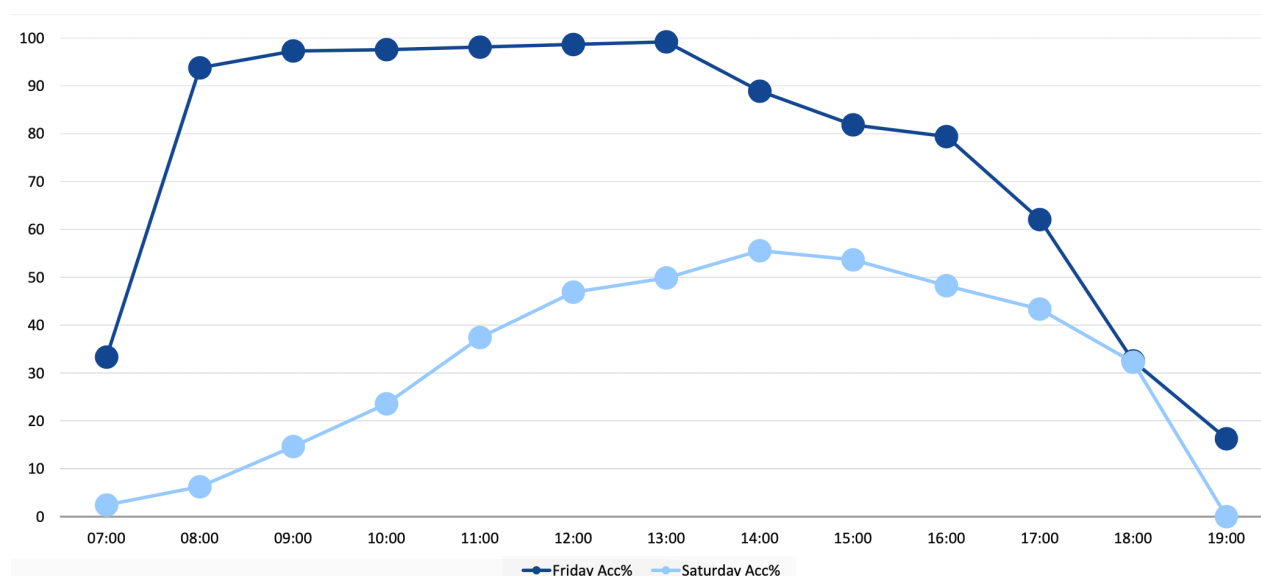
1.1.6 Furthermore, on review of current parking availability and analysis, Mode considers that such a parking scheme on the site should no longer be required. This TN presents supporting evidence and analysis to support this conclusion and provides a rationale for the discharge or removal of the condition.

2. Reasons for Discharge

2.1 Radcliffe Metrolink Station Car Park Upgrade

- 2.1.1 The Radcliffe Metrolink Station Car Park is a park and ride, which is free to use with a valid Metrolink ticket. It is located c.400m west of the proposed residential development site.
- 2.1.2 Between September 2021 and September 2022, car park expansion work was completed at Radcliffe Metrolink Station car park. Car parking capacity increased by approximately 31%, from 369no. spaces to 480no. spaces.
- 2.1.3 In July 2022, WSP issued a document, of behalf of Bury Council, titled '*Radcliffe Parking Strategy*'. The document was an outcome of the '*Radcliffe Town Centre Transport Strategy*' (October 2021), in which the car parking provision across Radcliffe Town Centre was analysed. The Radcliffe Metrolink Station car park was included within the analysis. At the time of the report, expansion work had not been completed, and the car park comprised 369no. parking spaces, including 22no. disabled spaces.
- 2.1.4 The report stated that between 08:00 and 13:00 on weekdays, the car park exceeded 90% capacity, with weekend usage not exceeding 60% capacity at any time. Capacity was not stated to have exceeded 100% at any point. A summary of the parking capacity during this period is shown in Figure 2.1.

Figure 2.1 : Parking Capacity - Radcliffe Metrolink Car Park (source: WSP's Report – Radcliffe Parking Strategy)



2.1.5 As shown in Figure 2.1, car park occupancy reached c.98% at 13:00, which equated to c.7 vacant spaces at peak times. In recognition of the recent car park extension, this would equate to c.75% capacity in the current car park, with c.120 vacant spaces.

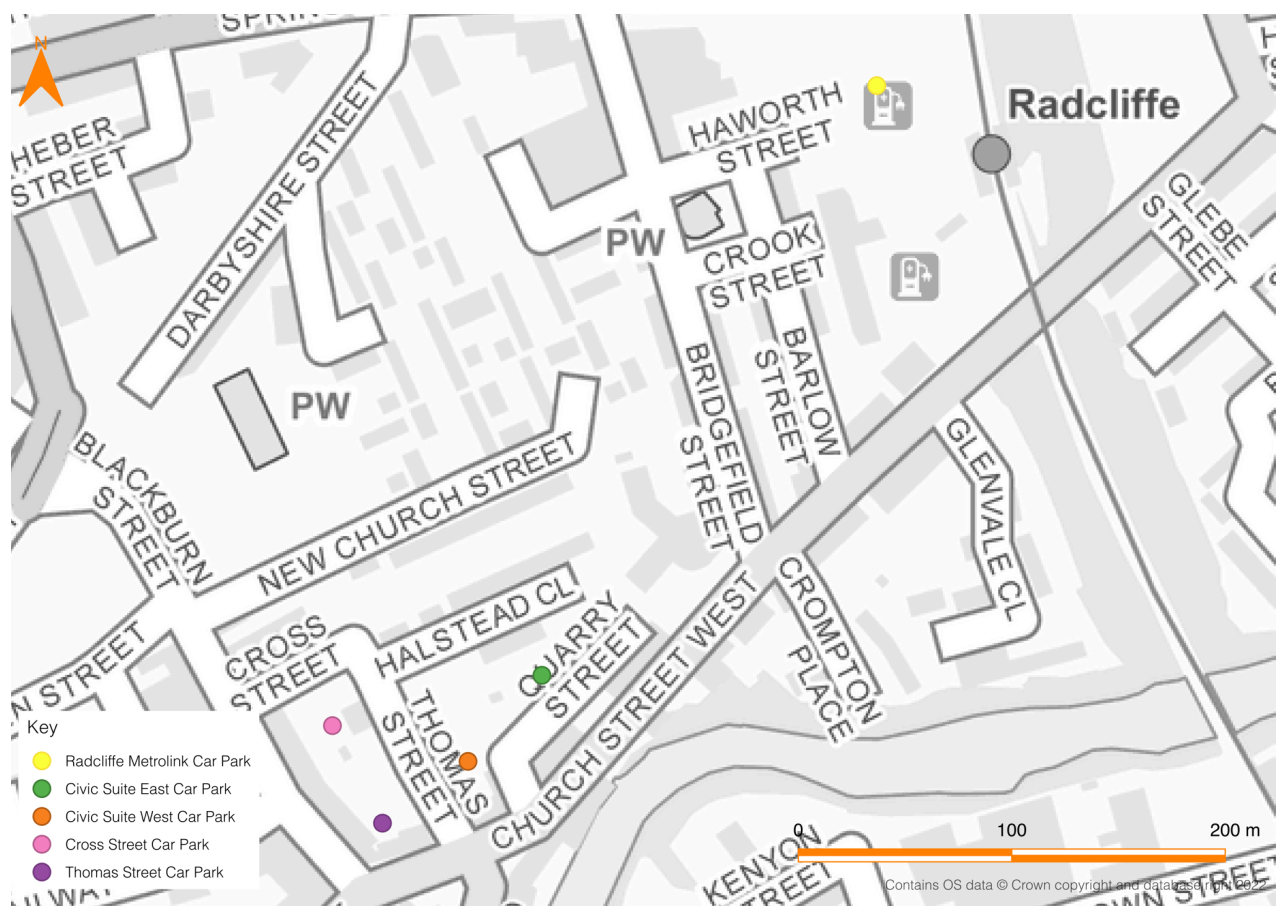
2.1.6 It is therefore considered that the recent expansion of the Radcliffe Metrolink Station car park will prevent any overspill onto the proposed residential development at East Lancashire Paper Mill.

2.2 Alternative Parking in Radcliffe Town Centre

2.2.1 In addition, publicly available car parking facilities are accessible within a short distance from the Radcliffe Metrolink Station, and can be used by Metrolink users if required.

2.2.2 Figure 2.2 shows the location of nearby, free car parks.

Figure 2.2 : Alternative Nearby Car Parks



- 2.2.3 As shown in [Figure 2.2](#), 4no. publicly available car parks are located within c.400m of the Radcliffe Metrolink Station car park to the southwest. These are within a shorter distance from Radcliffe Metrolink Station than the proposed residential development at the former East Lancashire Paper Mill site.
- 2.2.4 Car parks A, B, C and D were also included in the WSP '*Radcliffe Parking Strategy*' report. The Civic Suite East (A) and Civic Suite East (B) were observed to be operating at 100% capacity during weekdays between 10:00-16:00 and 12:00-15:00 respectively, 100% capacity is not reached across all car parks at any time. The car parks on Cross Street (C) and Thomas Street (D) were not noted to reach 100% at any time during the weekday.
- 2.2.5 This implies that car parks within the vicinity of the Radcliffe Metrolink Station offer a realistic and convenient alternative to the Radcliffe Metrolink Station car park, if required; therefore, users would have no need or reason to park within the proposed residential development.

3. Summary and Conclusion

3.1 Summary

- 3.1.1 This note has been produced by Mode, on behalf of Morris Homes, to review Condition 41 attached to the planning permission (ref: 67597) for the residential development on the former East Lancashire Paper Mill site in Radcliffe, Bury.
- 3.1.2 It is understood that, at the time planning consent was granted, the Bury Council were seeking some form of residents parking scheme to control any overspill parking within the development from the Radcliffe Metrolink Station.
- 3.1.3 WSP issued a document of behalf of Bury Council titled '*Radcliffe Parking Strategy*' in July 2022. This report indicated that the Metrolink car park did not reach 100% capacity at any point with a capacity of 369no. spaces. The car park has since been expanded to 480no. spaces.
- 3.1.4 4no. publicly available car parks are available within c.400m of the Metrolink Station and were observed to be operating with reserve capacity during weekdays and weekends. The car parks are located within a similar distance to the site from the Metrolink Station and therefore offer a realistic parking alternative to Metrolink users if required.

3.2 Conclusion

- 3.2.1 In light of the recent Radcliffe Metrolink Station car park expansion and the proximity of alternative car parks, it can be concluded that a residents parking scheme on the former East Lancashire Paper Mill residential development is no longer required.